138.0	0001	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,144,300 / 1,144,300
					USE VALUE:	1,144,300 / 1,144,300
					ASSESSED:	1,144,300 / 1,144,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
175		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FERRARO JOSEPH C/ LIFE ESTATE
Owner 2:	HENRICHS URSULA I/ LIFE ESTATE
Owner 3:	
Street 1:	175 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FERRARO JOSEPH C -
Owner 2:	-
Street 1:	175 JASON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .217 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1935, having primarily Vinyl Exterior and 2434 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9468.000	507,000	3,700	633,600	1,144,300
Total Card	0.217	507,000	3,700	633,600	1,144,300
Total Parcel	0.217	507,000	3,700	633,600	1,144,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 470.21 /Parcel: 470.21

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 88201

GIS Ref

GIS Ref

Insp Date 11/10/17

!10642!

PREVIOUS ASSESSMENT

Parcel ID 138.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	507,000	3700	9,468.	633,600	1,144,300		Year end	12/23/2021
2021	101	FV	492,900	3700	9,468.	633,600	1,130,200		Year End Roll	12/10/2020
2020	101	FV	493,100	3700	9,468.	633,600	1,130,400	1,130,400	Year End Roll	12/18/2019
2019	101	FV	362,800	3800	9,468.	668,800	1,035,400	1,035,400	Year End Roll	1/3/2019
2018	101	FV	366,100	3800	9,468.	492,800	862,700	862,700	Year End Roll	12/20/2017
2017	101	FV	366,100	3800	9,468.	471,700	841,600	841,600	Year End Roll	1/3/2017
2016	101	FV	366,100	3800	9,468.	436,500	806,400	806,400	Year End	1/4/2016
2015	101	FV	352,000	3900	9,468.	366,100	722,000	722,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	11:05:25

LAST REV

Date	Time
01/25/18	11:48:03
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10642

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FERRARO JOSEPH	68920-301		2/22/2017	Convenience	1	No	No		Samantha MacDonald- remainder
	15716-560		8/1/1984		187,900	No	No		Y

USER DEFINED

Prior Id # 1:	88201
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/3/2017	120	Re-Roof	8,760	C				
11/17/2016	1415	New Wind	37,477	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2017	Meas/Inspect	HS	Hanne S
4/9/2009	Inspected	163	PATRIOT
2/10/2009	Measured	336	PATRIOT
12/15/1999	Inspected	264	PATRIOT
11/18/1999	Mailer Sent		
11/8/1999	Measured	263	PATRIOT
8/14/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9468		Sq. Ft.	Site		0	90.	0.74	10									633,636						633,600	

Total AC/HA:	0.21736	Total SF/SM:	9468	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	633,636	Spl Credit		Total:	633,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	16 - Stone Vene	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.21089745
Const Adj.:	0.98795551
Adj $ / SQ:	167.484
Other Features:	100154
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	622815
Depreciation:	115843
Depreciated Total:	506971

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

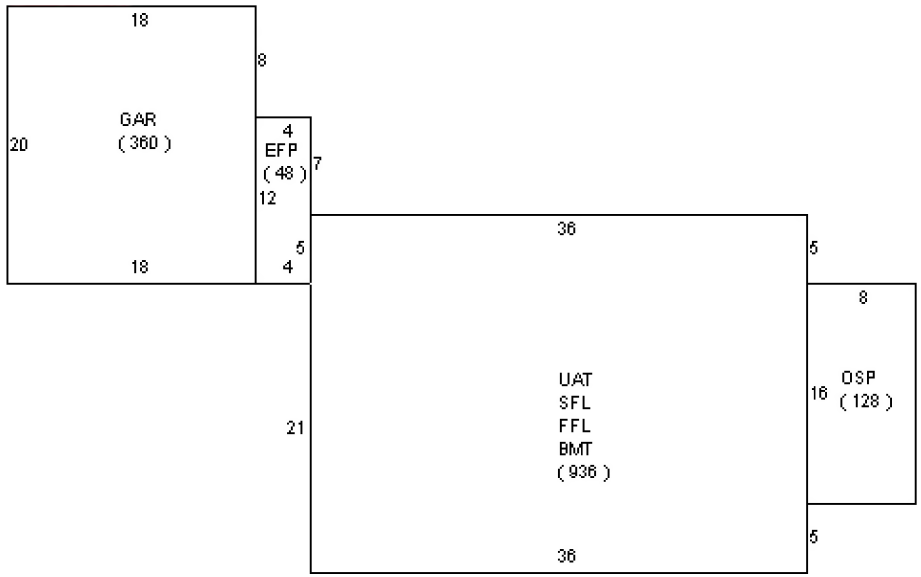
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	202.66
Special Features:	0	Val/Su Net:	141.70
Final Total:	507000	Val/Su SzAd	270.83

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	936	74.820	70,027
FFL	First Floor	936	167.480	156,765
SFL	Second Floor	936	167.480	156,765
GAR	Garage	360	21.680	7,805
UAT	Upper Attic	234	66.990	15,676
OSP	Screen Porch	128	31.940	4,088
EFP	Enclos Porch	48	71.730	3,443
	Net Sketched Area:	3,578	Total:	414,569

Size Ad	1872	Gross Area	4280	FinArea	2434

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	28X24	A	AV	1985	7.49	T	27.2	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700

IMAGE

AssessPro Patriot Properties, Inc